



Ponsford Road, Minehead, TA24 5DX

welcome to

19 Ponsford Road, Minehead

A beautifully presented, refurbished and extended 1920's Three bedroom semi-detached home conveniently situated a level walk away from shops, schools and Minehead sea front. Complimented by large rear gardens and ample driveway parking, viewing is highly advised.



Entrance Porch

Double glazed windows to front and side, double glazed door to front and door to;

Entrance Hall

A spacious hallway with stairs to first floor landing, useful understairs storage cupboard, wood flooring, part panelled walls, period style column radiator and oak inlay doors to;

Shower Room

Double glazed window to side, re-fitted White suite comprising fully tiled oversize shower with glazed enclosure, low level w.c. and vanity wash hand basin with storage below, matching tiled floor and splashbacks.

Sitting Room

13' 2" x 12' 8" (4.01m x 3.86m)

A light and spacious room with double glazed window to front, continuation of wood flooring, feature fireplace with stone surround (ideal for woodburner), television, telephone and broadband points, radiator.

Family Room

13' 2" x 12' 6" (4.01m x 3.81m)

A spacious room with focal point ornamental fireplace, continuation of wood flooring, tall designer column radiator, two openings connecting to Kitchen/Dining Room creating a sociable space for family and entertaining.

Kitchen/Dining Room

18' 8" x 9' 10" (5.69m x 3.00m)

Extending the full width of the house with Double glazed window and patio doors opening onto a lovely terrace overlooking the rear gardens, the kitchen area has been refitted with an extensive range of light grey shaker style wall and base level units complimented by granite effect work surfaces, inset one and half bowl ceramic sink with mixer tap, inset four ring hob with extractor over and eye level double over with storage above and below, integrated concealed dishwasher and fridge/freezer, attractive tiled surrounds, continuation of wood flooring, period style column radiator, open plan through to the dining area with breakfast bar and continuation of wood flooring.

First Floor Landing

Double glazed window to side, access to loft space, oak inlay doors giving access to;

Bedroom One

13' 2" x 12' 10" (4.01m x 3.91m)

A spacious double bedroom with double glazed window to front, wood flooring, recess ideal for double wardrobe, radiator.

Bedroom Two

12' 9" x 11' 3" (3.89m x 3.43m)

Again a spacious double bedroom with double glazed window to rear overlooking the rear gardens, wood flooring and radiator.

Bedroom Three

9' 5" x 9' 4" (2.87m x 2.84m)

Double glazed window to rear overlooking rear gardens, wood flooring and radiator.

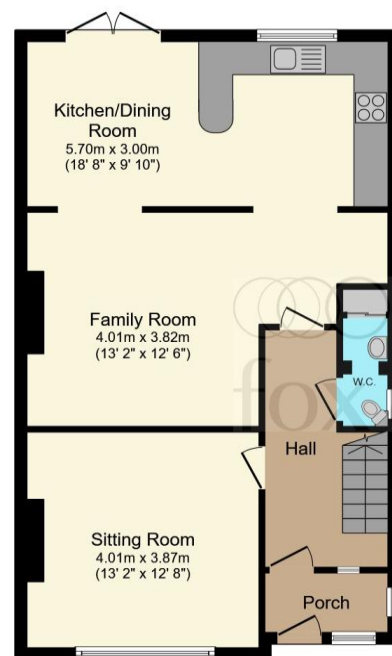
Bathroom

A spacious dual aspect bathroom with double glazed windows to front and side, refitted White suite comprising shower end panel enclosed bath with rainfall and rinsing showers over, countertop vanity wash hand basin with storage below, low level w.c., tiled surrounds and flooring, heated towel rail.

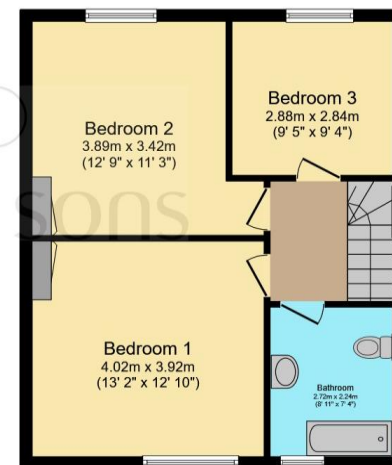
Outside

To the front of the property there is driveway parking for up to three vehicles with wide timber gate giving access to the rear garden.

The rear garden is a feature of the property, generously proportioned with raised terrace adjoining the rear of the house, surrounded by wrought iron railings, ideal for al-fresco dining, steps lead down to a low maintenance gravel area ideal as an additional entertaining area, raised flower beds, useful workshop (former garage) with windows, power and light. The rest of the garden is laid to lawn with fenced boundaries on either side.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

19 Ponsford Road, Minehead

- Beautifully Presented Extended 1920's Home
- Three Reception Rooms - Re-Fitted Kitchen
- Three Bedrooms - Re-Fitted Bath & Shower Rooms
- Double Glazing & Gas Central Heating
- Driveway Parking - Large Rear Gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107819 - 0002

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